

**Holiday Closure**

**Christmas & New Years
Closed Friday 25th,
December 2020
Re-opening: Monday 9:00am
4th January 2021**

**Our tenants have a list of
tradespeople in case of an
emergency and Peter will be
available if required on
0418 623 352 or
peter@wrightdunn.com.au**



**Wishing all our
clients a safe and
Merry Christmas
and Happy New
Year!**

Property Management News**Market**

We have been overrun with tenants looking for property in the region, we expect this to continue from mid-January to late February (with the start of January a little quiet). Rents are elevated from normal market conditions.

Maintenance Importance

Inaction to a reported maintenance issue may have ongoing consequences such as increased costs for further damage as a result of action not been taken in a timely manner or even action taken by the tenant through ACT Civil and Administrative Tribunal. If you conduct your own maintenance or have preferred tradespeople that you deal with (instead of us) it is imperative that we are able to contact them and they attend in the legislated amount of time (4 weeks for non-urgent maintenance).

Returning owners

If you are returning to your property, some situations are complex and require a plan in place to enable a good outcome for you and your tenants. The outcome may not be perfect and there may be a period of vacancy prior to your return. Please contact your property manager to discuss options or to start the process. * **Note the change from 4 weeks to 8 weeks for "normal" owner return.**

Termination of periodic tenancy

96 (1) If there is a periodic tenancy, the lessor may serve on the tenant a notice to vacate for the following periods on the following grounds:

- (a) 8 weeks notice if the lessor genuinely intends to live in the premises;
- (b) 8 weeks notice if the lessor genuinely believes the lessor's immediate relative intends to live in the premises;
- (c) 8 weeks notice if the lessor genuinely believes an interested person intends to live in the premises;
- (d) 8 weeks notice if the lessor

genuinely intends to sell the premises;

(e) 12 weeks notice if the lessor genuinely intends to reconstruct, renovate or make major repairs to the premises and the reconstruction, renovation

(1A) If the lessor serves a notice to vacate on the ground of an intention or belief mentioned in subclause (1) (a), (b) or (c), the lessor must also give the tenant a statutory declaration about the intention or belief.

(2) In this clause:
immediate relative means a son, daughter, son-in-law, daughter-in-law, mother, father, mother-in-law, father-in-law, brother, sister, brother-in-law or sister-in-law.
interested person, for a lessor, means a person who is not an immediate relative of the lessor but who has a close family or personal relationship with the lessor and who has a reasonable expectation arising from that relationship that the lessor would provide accommodation for that person.

Termination because of posting

(1) The tenancy agreement may be terminated—

(a) if the lessor is posted to Canberra in the course of the lessor's employment—by the lessor giving the tenant at least 8 weeks written notice; or

(b) if the tenant is posted away from Canberra in the course of the tenant's employment—by the tenant giving the lessor at least 8 weeks written notice.

(2) A notice under subclause (1) must be accompanied by evidence of the posting (for example, a letter from the employer of the lessor or tenant confirming the details of the posting).

(3) The tenancy ends—

(a) 8 weeks after the day a notice is received under subclause (1); or

(b) if a later date is stated in the notice—on the stated date.

Warm regards
Sam Andrighetto

**Properties recently rented**

AINSLIE—4 bed house—\$900pw
AINSLIE—4 bed house—\$800pw
AINSLIE—3 bed house—\$810pw
AINSLIE—2 bed house—\$700pw
BELCONNEN—1 bed unit—\$400pw
BELCONNEN—2 bed unit—\$400pw
BRADDON—2 bed unit—\$600pw
BRADDON—2 bed unit—\$550pw
BRADDON—2 bed unit—\$500pw
BRADDON—1 bed unit—\$480pw
CAMPBELL—2 bed unit—\$450pw
CURTIN—2 bed house—\$500pw
CURTIN—1 bed unit—\$330pw
DICKSON—3 bed house—\$630pw
GREENWAY—1 bed unit—\$400pw
GRIFFITH—2 bed unit—\$700pw

HACKETT—1 bed unit—\$330pw
LAWSON—2 bed unit—\$580pw
LYNEHAM—1 bed unit—\$440pw
LYNEHAM—1 bed unit—\$440pw
LYONS—3 bed house—\$600pw
MAWSON—2 bed unit—\$400pw
MAWSON—5 bed house—\$770pw
NARRABUNDAH—4 bed house—\$1,200pw
O'CONNOR—4 bed house—\$1,100pw
O'CONNOR—3 bed house—\$610pw
SWINGER HILL—2 bed house—\$480pw
TURNER—2 bed unit—\$650pw
WATSON—3 bed house—\$700pw
WATSON—1 bed unit—\$320pw
WATSON—2 bed t/house—\$480pw

Properties currently for rent

AINSLIE—4 bed house—\$1,000pw
AINSLIE—4 bed house—\$900pw
AINSLIE—3 bed house—\$850pw
AINSLIE—3 bed house—\$780pw
LYNEHAM—2 bed unit—\$380pw
MONASH—2 bed unit—\$510pw
NARRABUNDAH—3 bed unit—\$580pw
REID—3 bed house—\$700pw
RICHARDSON—3 bed house—\$500pw

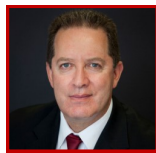
Sales News

It's hard to believe we are about to put 2020 behind us, reflecting on the year in terms of real estate we have a lot to be thankful for! Not only have we been shielded from the brunt of Covid-19 but our real estate market has remained buoyant if not thriving.

Looking forward to 2021 I believe the market will remain as busy or even busier than we have seen these past months, the result of market confidence and low interest rates.

We are seeing interest in all price points in the market but particularly families purchasing for Uni students, knowing how tight the rental market is at the moment, for that reason unit sales in the lower price points don't stay on the market long.

As always, please feel free to contact me at any time on 0418 623 352 to discuss the value of your property and best marketing strategies.



Cheers, Peter Andrighetto

On the market

- BRADDON—18/60 Lowanna Street—EER 6.0—1 bedroom courtyard apartment, split level design—\$380,000+**
BRADDON—822/74 Northbourne Avenue—EER 6.0—
 Spacious 2 bed ens. apart. in the heart of the city—**\$480,000**
CITY—402/19 Marcus Clarke Street—EER 4.0—2 bed ens.
 water views in 'The Apartments' of New Acton —**\$735,000**
CITY—7/28 West Row—EER 6.0—2 bed 2 bath 1 carpark
 apartment - part of the Quest Apartments Hotel. **\$520,000**
O'CONNOR—17 Scrivener Street—EER 4.0—Quality 5
 bedroom ensuite home with 3 living areas—**NEGOTIABLE**
PAGE—Villaggio Sant' Antonio Retirement villas—spacious
 modern living, 3 bedroom ensuite villas.
WATSON—164/395 Antill Street—EER 5.5—Spacious 2-bed
 apartment with entertainer's balcony. **\$480,000+**

Commercial Sales

CITY—6/161 London Circuit—2nd Level office space set in
 the heart of the city. 144m² approx. in area.—**\$400,000+**

Commercial properties for lease

- CITY—6/161 London Circuit—2nd Level office space set in**
 the heart of the city. 144m² approx. in area.—**\$3,000 pcm**
FYSHWICK—194 Gladstone Street 308m² approx. Office
 warehouse and rear yard **\$1000 pw + GST.**
FYSHWICK 3/157 Gladstone Street—208m² approx. Office
 space + warehouse available—**\$2,833.33 pcm + GST.**
GARRAN—3,4,5 & 6 Garran Place—161m² approx. Suits a
 variety of uses from offices to retail—**\$5,750 pcm + GST.**

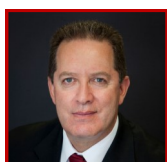
Development Opportunities

- DICKSON—31 Majura Avenue—EER 2—Development site RZ3**
 – 2 storey unit development. Approved DA for 4 apartments.
 Lease variation assessed—**\$1,150,000+**
TURNER—1 Forbes Street—EER 2.0—1,161m² block in RZ4
 zoning. Allows 3 storey unit / t-house development 80% plot
 ratio - subject to development controls. **NEGOTIABLE**
TUNER—1 Holder Street—EER 0.0—Future development site
 RZ3 zoning allows 2 storey unit/T-house development, subject
 to development controls. **NEGOTIABLE**

Sold/Under offer

- AINSLIE—33 Ebdon Street— EER 1.5— 2 bed ensuite house**
 with large covered deck—**\$1.28M**
ARANDA—77 Barada Crescent—EER 0.5— Bedroom residence
 in need of upgrading. Renovators special—**\$835,000**
BRADDON—16/123 Lowanna Street—EER 6.0—North facing 2
 bedroom ensuite apartment overlooking park. **\$538,000**
BRADDON—512/74 Northbourne Avenue—EER 6.0
 1bed apt. in Medina Serviced Apartments—**UNDER OFFER**
DICKSON—87-95 Cowper Street— Development site of 5
 blocks 3,379m² approx. land area. RZ3 Zoning allows 2
 storey apartment or t/house development - subject to
 development controls. 65% plot ratio. **\$5.1M**
BARTON— 9/7 Bowen Drive—EER 6.0—2 bedroom apartment
 with lake views **\$820,000**
CITY—3/161 London Circuit—512m²
 Whole first floor office space—**\$605,000 including GST**
DICKSON—11 & 13 Moncrieff Street, - EER 0.0 & 1.0—
 Development site of 2 blocks 1,328m² RZ4 - 3 storey unit or t/
 house—**\$2.375M**
EVATT—20 Pitcairn Street—EER 1.0—3 bed ens. residence set
 on 864m² block in RZ2 zone adjacent parkland. **\$660,000**
KAMBAH—6/20 Pinkerton Circuit—EER 1.0—Large 2 storey, 2
 bedroom Townhouse - Boutique complex—**\$460,000**
LYNEHAM— 5A/62 Wattle Street—EER1.5— 1 bedroom
 courtyard unit in the heart of Lyneham—**\$269,000**
LYONS—4 & 6 Olympus Way—EER 0.0 & 0.0— 2 approved 4
 bed ens dual occupancy development sites— **\$1.65M**
NARRABUNDAH—9 Frome Street—EER 2.0—North facing 2
 bed brick cottage home set on 613m² block—**\$905,000**
MACGREGOR—7 Hayward Street—EER 0.5— 3 bed ens.
 home, double garage and workshop under. 1,022m²
\$597,000.00
WATSON—56/20 Federal Highway—EER 6.0—3 bed ens.
 spacious apartment with covered balcony—**UNDEROFFER**
WATSON—74/20 Federal Highway—EER 6.0—Top floor apt
 lovely outlook. 2 bed ens plus 2 carparks.—**\$376,000**
WATSON—129/20 Federal Highway—EER 6.0—2 bed ens. apt
 sunny outlook. 2 car parks + store room. **\$374,000**
WEETANGERA—7&9 Smith Street— EER 0.5 & 1.0—
 4,707m²—DA approved allows for 14 t/houses, lease variation
 under old system—**\$3.6M**

For Sale



Thinking of buying or selling?

If you are looking to buy a property, or interested in the current market value of your property with a view to selling please contact Peter or Samantha to arrange an appraisal. Ph: 02 6257 2700.



Peter Andrighetto Valuer, AAPI
 Principal. Licensee ACT & NSW
 peter@wrightdunn.com.au

www.wrightdunn.com.au

Samantha Andrighetto
 Director. Licensed agent ACT & NSW
 sam@wrightdunn.com.au